

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 21, 2016



FP 16-02: proposed Final Plat of Save our Streets Subdivision – Phase 2

SIZE AND LOCATION: 2.34 acres of land out of the Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street

EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Mixed Use District (PD-M), as approved by Ordinance No. 1788

APPLICANT(S): SOS Ministries c/o Will Agnor

AGENT: Civil Engineering Consultants – Stewart Kling

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat, **subject to** prior approval of the First Revised Master Preliminary Plan of Save Our Streets Subdivision (case no. MP16-01).



BACKGROUND:

This proposed final plat creates one lot intended for residential use and nonresidential use. The subject property is part of a 20+ acre tract owned by Save Our Streets (SOS) Ministries, a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults. This final plat represents the second of four proposed phases of the SOS campus development in this neighborhood. The final plat for Phase 1 of this development on 8.94 acres was approved by the Planning and Zoning Commission on November 5, 2009.

The applicant, Will Agnor on behalf of SOS, is requesting to final plat Lot 2 of the Save our Streets Subdivision, which is proposed to include the southernmost 2.34 acres out of the 20+ acre tract that SOS owns along the west side of Groesbeck Street.

A proposed revised master preliminary plan showing the development of the entire 20+ acres S.O.S. owns, including these 2.34 acres, is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on April 21, 2016. This proposed final plat is in conformance with that proposed revised master preliminary plan.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** prior approval of the First Revised Master Preliminary Plan of Save Our Streets Subdivision (case no. MP16-01).